

APPROVED

**TOWN OF WESTFORD**

**BOARD OF SELECTMEN**

**JOINT MEETING**

**WITH**

**PLANNING BOARD**

**MINUTES**

**DATE:** February 23, 2004

**TIME:** 7:05 P.M.

**PLACE:** Westford Academy Choral Room

**PRESENT:** Christopher Romeo, Robert Jefferies, Dini Healy-Coffin, Allan Loiselle, James Silva

**ABSENT:** Steve Ledoux, Town Manager

**OTHERS**

**PRESENT:** Tim Greenhill-Town Planner, Norman Khumalo-Assistant Town Manager, Richard Barrett-Highway Superintendent, James Arsenault-Town Engineer, Members of the Planning Board: Peter Fletcher, Michael Green, Robert Shaffer, Fred Palmer, Audience Members

**MOTION TO GO INTO EXECUTIVE SESSION**

**It was moved by Healy-Coffin, seconded by Silva, and VOTED UNANIMOUSLY, to go into Executive Session at 7:05 p.m. for the purpose of discussing Rome Drive.** Members of the Planning Board (Shaffer recused himself), Khumalo, Greenhill, Barrett, Arsenault and Ellen Callahan Doucette, Town Counsel, to also attend. The Board to reconvene to regular session at the end of the executive session to discuss the Magnolia Drive agenda item with the Planning Board.

**DISCUSSION ITEM – MAGNOLIA DRIVE ROTARY – JOINT BOARDS**

Barrett showed a plan of the Hitchin' Post Greens II subdivision pertaining to Magnolia Drive. Barrett stated that there are two entrances into the homes at the end of the project (one from Magnolia Drive and one from Indigo Lane). Barrett stated that Magnolia Drive is a collector road for other roads in the subdivision and is 27 feet wide and currently goes into a cul-de-sac. Barrett stated that the street has been extended with a 22 foot wide road to service additional house lots. Barrett stated that during the process of Planning Board review he made a recommendation of leaving the cul-de-sac bulb in place and creating a traffic rotary (for a form of traffic calming). Barrett believed that the traffic would be slowed by braking and going around the cul-de-sac and then entering the 22 foot roadway. Barrett asked to leave the center of the rotary as a grassed area. Barrett stated that Magnolia Drive is under the jurisdiction of the Board of Selectmen. Arsenault reported that a boulder has been removed from the cul-de-sac. Arsenault suggested curbing, some landscaping and signage to define the island and slow the traffic.

Jane Mazzucotelli, 42 Magnolia Drive, stated that most people slow down to make the turn. Mazzucotelli felt that the narrowing of the road makes traffic slow down but the rotary area is open and most of the traffic does not slow in that area. Mazzucotelli observed a car recently driving through the center of the rotary. Mazzucotelli suggested narrowing a section of the road and adding a sidewalk which would slow the traffic and make it safer for the children in the neighborhood.

Francis Mazzucotelli, 42 Magnolia Drive, stated that from the rotary there is only a half of a lot distance to the next road and drivers must stop there. Mazzucotelli felt that it did not make sense to have a rotary before that road.

Tony Janeczek, 1 Indigo Lane, felt that with the removal of the Greenbriar traffic circle the traffic slows down due to the narrower road. Janeczek was concerned that traffic will continue to drive over the island after the curbing is installed. Janeczek felt that the traffic rotary should be removed.

The Planning Board and the Selectmen discussed the traffic, the costs associated with roadway improvements, and sidewalks.

A resident stated that the original plans did not call for a sidewalk and a sidewalk in front of her house would give the appearance of being at her front door. The resident questioned the purpose for a sidewalk that would not be used.

Romeo asked if roadway improvements could be done by a betterment. Fletcher noted that the road is under the Board of Selectmen's jurisdiction and improvements could be done with betterments.

Fletcher suggested that when Robert Hicks comes before the Board for a road opening permit for Concord Road and Route 225, the Board could ask him to straighten the road and install a sidewalk. Green stated that there seemed to be a site distance concern with the cul-de-sac bulb and safety issues with the two driveways. Green stated that the traffic calming measure suggested by Barrett would work. Green also recognized the safety concerns addressed by the residents. Green pointed out that either way there were associated costs. Green stated that the Planning Board may have additional discussions with the developer building Hitchin' Post Greens II. Green stated that the Boards need to agree technically on the best solution and how to pay for it. Jefferies suggested that the Selectmen ask Mr. Hicks if he would consider taking the cul-de-sac out and making the road straight. Shaffer asked Greenhill to determine if there was a waiver of the sidewalk during the Hitchin' Post Greens I project. Greenhill to send a letter to Mr. Hicks asking him to appear before the Selectmen to discuss whether he is willing to straighten out the road and install the sidewalk.

Walt Carey, 2 Indigo Lane, noted that this is part of Hitchin' Post Greens I and questioned whether Hitchin' Post Greens I as a collective trust would have to pay a betterment. Fletcher stated that the first approach is to talk to Mr. Hicks.

### **Adjournment**

It was moved by Healy-Coffin, seconded by Silva, and VOTED UNANIMOUSLY, to adjourn the meeting at 8:20 p.m.

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Steve Ledoux, Town Manager

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Christopher Romeo, Chairman